



## Board of Zoning Appeals

601 Lakeside Avenue, Room 516

Cleveland, Ohio 44114-1071

[Http://planning.city.cleveland.oh.us/bza/cpc.html](http://planning.city.cleveland.oh.us/bza/cpc.html)

216.664.2580

**JANUARY 22, 2019**

**\*\*TUESDAY\*\***

**9:30**

**Calendar No. 18-262:**

**2077 E. 4 Street**

**Ward 3**

**Kerry McCormack**

**29 Notices**

Daniel F. Linder Co., LPA, owner, proposes to display 9 video billboard window signs, each 65.5 square feet in an E6 General Retail Business District and a Cleveland Landmarks Overlay District. The owner appeals for relief from the strict application of the following sections of the Cleveland Codified Ordinances:

1. Section 350.16 which states that for signs in Landmark Districts, the Landmarks commissioner may authorize the Commissioner of Building and Housing to issue a permit which requires adherence to standards which are either less strict or more strict than the standards otherwise required by the standard zoning sign regulations. The Landmark Commission has formally denied the proposed signage.
2. Section 350.10(a) which states that Billboards, defined in Section 350.033(e)(1) as "a sign directing attention to a specific business, product, service, entertainment activity or other commercial activity sold, offered, or conducted elsewhere than upon the lot on which the sign is located" are not permitted in Cleveland Landmarks Districts.
3. Section 351.10(b) which states that Billboards are not permitted as window signs.
4. Section 350.10(e) which states that along roads, billboards that are less than 100 square feet in area must be spaced at least 750 square feet apart.
5. Section 350.10(g) which states that Billboards shall be set back at least 200 feet from General Retail Business District Lines and the proposed billboards are located in a General Retail Business District.
6. Section 350.10(j) which states that Billboards shall not include automatic changeable copy signs.
7. Section 350.20(a) which states that window signs for non-ground floor uses are limited to 20 square feet in total area. (Filed November 20, 2018)

**9:30**

**Calendar No. 18-285:**

**1526 West 25 Street**

**Ward 3**

**Kerry McCormack**

**22 Notices**

West 25 Street Lofts LLC., owner, proposes to expand use to include Entertainment in a D2 Local Retail Business District. The owner appeals for relief from the strict application of the following sections of the Cleveland Codified Ordinances:

1. Section 349.04(e) which states that parking equal to 3 times the gross floor area is required and no accessory Off-Street parking is provided.
2. Section 347.12(a)(1) which states that Entertainment use is not permitted within five hundred (500) feet of a residential district; proposed location abuts residential district.

3. Section 347.12(a)(2) which states that no entertainment use shall be established within five hundred (500) feet of another such use. (Filed December 14, 2018)

**9:30**

**Calendar No. 18-286: 3005 Chester Avenue**

**Ward 7**

**Basheer S. Jones**

**12 Notices**

Chester Storage, LLC., owner, proposes to establish use as self-storage facility and enclose parking lot with a new 6 foot tall fence in a B2 General Retail Business District and a C2 Semi-Industry District. The owner appeals for relief from the strict application of the following sections of the Cleveland Codified Ordinances:

1. Section 343.11(b) which states that storage use is not permitted in a General Retail Business District but first permitted in a Semi-Industry District.
2. Section 341.02 which states that proposed exterior alterations and fence in a designated Design Review District requires approval of the City Planning Commission. (Filed December 14, 2018)

**9:30**

**Calendar No. 18-287: 1422 W. 29 Street  
(aka 2901 Detroit Ave.)**

**Ward 3**

**Kerry McCormack**

**42 Notices**

Stiebinger Block, owner, proposes to establish use as Adult Bookstore/Adult Video Store in a D2 Local Retail Business District. The owner appeals for relief from the strict application of the following sections of the Cleveland Codified Ordinances:

1. Section 343.01 which states that the use is not permitted in Local Retail Business District but first permitted in General Retail Business District if meeting requirements of Section 347.07(c)
2. Section 347.07(c) which states that the use must be located at least 1,000 feet from a residence district. (December 17, 2018)

**9:30**

**Calendar No. 18-288: 11601 Euclid Avenue**

**Ward 9**

**Kevin Conwell**

**8 Notices**

Uptown Three LP., owner, proposes to construct a new 4 story retail and 49 unit apartment building in a C3 General Retail Business District. The owner appeals for relief from the strict application of the following sections of the Cleveland Codified Ordinances:

1. Section 357.05(b)(2) which states that on the rear of a corner lot in any use district where the rear lot line of the corner lot is also the side line of the butt lot in the rear or the boundary line of an alley between them, and a setback building line is established for such butt lot, no building shall be erected nearer to the side street at the rear line of the corner lot than the setback building line of the butt lot. 16 feet are required and 7 feet are proposed.
2. Section 357.09 which states that the required interior side yards are 14 feet which is one-fourth of the building height and no interior side yards are proposed.
3. Section 357.08(b)(1) which states that the required rear yard is 23 feet and 5 feet are proposed.

4. Section 355.04 which states that the maximum gross floor area of a building cannot exceed ½ lot area or in this case 8,364 square feet are permitted and 52,284 square feet are proposed.
5. Section 349.04(a)(f) which states that 56 total parking spaces are required and no parking is provided. (Filed December 21, 2018)

**9:30**

**Calendar No. 18-289:      10480 Kinsman Rd.**

**Ward 4**

**Kenneth L. Johnson**

**16 Notices**

Unity Baptist Church, owner, proposes to consolidate a parcel of land located in a B1 Two-Family Residential District to expand the church parking lot. The owner appeals for relief from the strict application of the following sections of the Cleveland Codified Ordinances:

1. Section 337.02(f)(1) which states that churches and accessory uses must be no less than 15' away from any adjoining premises in a residence district.
2. Section 349.08 which states that parking spaces shall be provided with wheel or bumper guards that are so located that no part of a parked vehicle will extend beyond such parking space.
3. Section 352.10 which states that a six (6) foot wide landscaped screening strip is required for a parking lot; proposed strip is less than six (6) feet.
4. Section 357.14 which states that parking is prohibited in residential setback.
5. Section 358.04 which states that only 4 feet tall ornamental fencing shall be installed in front yards and side street yards in a residence district the proposed fencing is six (6) feet tall chain link. (Filed December 24, 2018)